



CEDAR PARK

CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 17, 2013 AT 6:30 P.M.
CEDAR PARK CITY HALL COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|---|---|--|
| <input type="checkbox"/> SCOTT ROGERS, Place 1 | <input type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Chair | <input type="checkbox"/> KELLY BRENT, Place 7 |
| <input type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input type="checkbox"/> AUDREY WERNECKE, Place 4, Vice Chair | <input type="checkbox"/> HOLLY HOGUE, Place 6, Secretary |
| <input type="checkbox"/> KEVIN HARRIS, Place 3 | | |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
3. MINUTES:
 - A. Approve Minutes from the Regular Meeting of November 19, 2013
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:

(Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in City Ordinance Sections 12.03.001, 12.05.004, 12.06.004 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Disapproval in order to meet the statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission.)

 1. Star Subdivision (SFP-13-016)
3.075 acres, 1 lot into 2 commercial lots
Located north of Kenai Drive and west of West Parmer Lane
Owners: Mass Project Managers and Consultants
Staff Resource: Rian Amiton
Staff Proposal to P&Z: Statutorily Disapprove
 2. Ranch at Brushy Creek Section 8C and 8D (FP-13-008)
19.88 acres, 49 residential lots, 1 drainage and water quality lot
Located on the north side of Brushy Creek Road and east of West Parmer Lane
Owners: Silverado Austin Development, Ltd. and Standard Pacific of Texas, Inc.
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Cedar Park Villas (SFP-13-014)
5.58 acres, 1 multifamily lot
Located on the west side of South Bell Boulevard, south of Little Elm Trail
Owners: Cedar Park Villas LP and Austin Premium Properties LC
Staff Resource: Rian Amiton
Staff Proposal to P&Z: Approve

C. EXCUSED ABSENCES FOR PLANNING AND ZONING COMMISSIONERS: **NONE**

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:

- A. Cedar Park Town Center, Z-13-006 – Indefinite postponement request by applicant
- B. Ozone Lakeline, Z-13-011 – Postponement request by applicant to February 18, 2014
- C. Misty Valley, Z-13-027 – Postponement request by applicant to January 21, 2014
- D. Nitro Swim Center, Z-13-030 – Postponement request by applicant to January 21, 2014
- E. Buttercup Creek Phase V Sec. 7, Resubdivision of Lot 161 Block A – Pulled due to notification error

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS:

- A. Abrantes V, Z-13-021 (related to item 8A)
- B. Logan Tract, Z-13-028 (related to item 8B)
- C. 903 Royal Lane, Z-13-029 (related to item 8C)

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by Creekside Park LTD to rezone approximately 5.7 acres from General Office (GO) to Condominium Residential (CD) for property located on Arrow Point Drive, south of East Whitestone Boulevard. (Z-13-021)
Owner: Creekside Park LTD
Agent: Robert Tesch
Staff resource Person: Amy Link
Staff proposal to P&Z: General Office (GO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- B. Consider a request by Hakim and Sammie Wakil, Mildred Logan, Linda Logan, Gary and Jane Henderson, and Patrick Henfrey to assign original zoning of Single Family-Large Urban Lot (SF-2) to approximately 42.62 acres located north of Arrow Wood Road. (Z-13-028)
Owner: Hakim and Sammie Wakil, Mildred Logan, Linda Logan, Gary and Jane Henderson, and Patrick Henfrey
Agent: Paul Linehan and Jim Vater
Staff resource Person: Rian Amiton
Staff proposal to P&Z: SF-2-CO with a condition to require a 65 foot minimum lot width
 - 1) Public Hearing

- 2) P&Z Recommendation to City Council
- 3) P&Z Adoption of Final Report

- C. Consider a request by Aldea Verde School, LLC to rezone approximately 0.47 acres from Multifamily Residential (MF) to Local Retail (LR) for property located at 903 Royal Lane. (Z-13-029)
Owner: Joseph and Elsie Schumaker
Agent: Jason Westigard
Staff resource Person: Rian Amiton
Staff proposal to P&Z: LR
- 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

9. FUTURE LAND USE PLAN AMENDMENTS:

- A. Future Land Use Amendment for property located Arrow Point Drive, south of East Whitestone Boulevard (related to item 8A).
- B. Future Land Use Amendment for 903 Royal Lane (related to item 8C).

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Shops at Lakeline Section 3, Resubdivision of Lot 2 (SFP-13-009)
20 acres, 2 commercial lots
Located at 1910 South Lakeline Boulevard
Owner: Becky LTD
Staff Resource: Rian Amiton
Staff Proposal to P&Z: Approve
- 1) Public Hearing
 - 2) P&Z Action
- B. Lakewood Country Estates Phase One, Resubdivision of Lot 3 Block D (SFP-13-011)
5.02 acres, 2 residential lots
Located at 132 Lakewood Trail
Owner: Cecil and Norma Holder
Staff Resource: Rian Amiton
Staff Proposal to P&Z: Approve
- 1) Public Hearing
 - 2) P&Z Action

11. CONDITIONAL/SPECIAL USE PERMITS (ACTION AND PUBLIC HEARING): **NONE**

12. ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS: **NONE**

13. DISCUSSION AND POSSIBLE ACTION: **NONE**

14. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

- A. Report on City Council Actions Pertaining to Zoning Matters from November 21st and December 12th
- B. Director and Staff Comments
 - 1) Possible Special Called Meeting on January 7, 2014
- C. Commissioners Comments
- D. Request for Future Agenda Items
- E. Designate Delegate to Attend Next Council Meetings on December 19th and January 9th

15. ADJOURNMENT

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the Planning and Zoning Commission.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

DEC 13 '13 PM 3:16

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.



Development Services Department

Notice Removed: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 19, 2013 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> SCOTT ROGERS, Place 1 | <input checked="" type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Chair | <input checked="" type="checkbox"/> KELLY BRENT, Place 7 |
| <input checked="" type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input checked="" type="checkbox"/> AUDREY WERNECKE, Place 4, Vice Chair | <input checked="" type="checkbox"/> HOLLY HOGUE, Place 6,
Secretary |
| <input checked="" type="checkbox"/> MICHAEL DION, Place 3 | | |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
A. Recognition of Michael Dion's Service on the Planning and Zoning Commission
Chair Kauffman called the meeting to order at 6:30 P.M. Seven Commissioners were present and a quorum was declared. Chair Kauffman read the standard introduction explaining the meeting procedures.

Planning Manager Amy Link presented Michael Dion a token of appreciation for his service on the Planning and Zoning Commission from 2012 to 2013.
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
Chair Kauffman led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.
3. MINUTES: Approve Minutes from the Regular Meeting of October 15 2013
MOTION: Commissioner Brent moved to approve the Minutes of the Regular Meeting of October 15, 2013 as presented. Commissioner Harris seconded the motion. The motion passed unanimously, 7-0.
4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* **NONE.**

Chair Kauffman recused himself from the dais after reading the standard statement for the Consent Agenda. He provided a Statement of Recusal for Agenda Item 5B1, Case No. SFP-13-010. Vice Chair Wernecke chaired the meeting during his absence.

5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
 1. Starwood Oaks Subdivision (SFP-13-013)
4.8 acres, 3 commercial lots
Located south of RM 1431 and west of Starwood Drive
Owners: Ausrad Properties, LP
Staff Resource: Rian Amiton
Staff Proposal to P&Z: Statutorily Disapprove
 2. Cedar Park Villas Subdivision (SFP-13-014)
5.58 acres, 1 multifamily lot
Located on the west side of South Bell Boulevard/US 183, south of Little Elm Trail
Owners: Milestone Community Builders, LLC

Staff Resource: Rian Amiton
Staff Proposal to P&Z: Statutorily Disapprove

3. Anderson Mill Commercial Subdivision Preliminary Plan (PP-13-005)
48.35 acres, 3 commercial lots
Located on the southwest corner of West Whitestone Boulevard (RM 1431) and North Lakeline Boulevard
Owners: Acme Brick Company
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
4. Anderson Mill Commercial Subdivision Final Plat (FP-13-009)
79.82 acres, 4 commercial lots
Located on the southwest corner of West Whitestone Boulevard (RM 1431) and North Lakeline Boulevard
Owners: Acme Brick Company
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
5. Cypress Creek Commercial No. 2, Resubdivision of Lots 2 & 7 Block A (SFP-13-015)
12.1 acres, 3 commercial lots
Located on the west side of South Lakeline Boulevard, south of Cypress Creek Road
Owners: Supermarket Sites Investment, Ltd. and Lakeline Center, Cedar Park, Ltd.
Staff Resource: Rian Amiton
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. The Shops at Park Street Subdivision (SFP-13-010)
7.51 acres, 3 commercial lots
Located north of East Park Street and West of North Vista Ridge Boulevard
Owners: Carolville Ltd.
Staff Resource: Rian Amiton
Staff Proposal to P&Z: Approve
2. Mackenzie Meadows Partial Plat Vacation (related to item 5B3)
32.84 acres, Lots 1-7
Located near the southwest corner of County Road 180 and Ronald Reagan Boulevard
Owner: Cab-Com 32 LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve partial plat vacation
3. Reserve at Caballo Ranch Subdivision (SFP-12-010)
31.8 acres, 2 commercial lots, 1 condominium lot
Located near the southwest corner of County Road 180 and Ronald Reagan Boulevard
Owner: Caballo Investments
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve plat

C. EXCUSED ABSENCES FOR PLANNING AND ZONING COMMISSIONERS:

1. Holly Hogue, October 15, 2013

MOTION: Secretary Hogue moved to recommend approval of Consent Agenda Items 5.A.1 through 5.C.1 as presented. Commissioner Brent seconded the motion. The motion passed as follows:

Yes: Rogers, Balestiere, Harris, Brent, Wernecke, Hogue

No: None

Recused: Kauffman

Chair Kauffman returned as Chair at 6:40 PM.

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:

- A. Cedar Park Town Center, Z-13-006 – Postponement request by applicant to December 17, 2013
- B. Ozone Lakeline, Z-13-011 – Postponement request by applicant to December 17, 2013
- C. Abrantes Phase V, Z-13-021 – Postponement request by applicant to December 17, 2013
- D. Misty Valley, Z-13-027 – Postponement request by applicant to December 17, 2013
- E. Old Mill Village, Z-13-007 – Application Withdrawn. No Action Required.
- F. Ann Seaman, Z-13-015 – Pulled. No Action Required.

Planning Manager Amy Link advised that the applicants had requested postponement to December 17, 2013 for cases Z-13-006, Z-13-011, Z-13-021, and Z-13-027. She advised that Item 6E had been withdrawn by the applicant. Item 6F was pulled off the agenda by the applicant. They had submitted an application for annexation and will resubmit their zoning request later.

MOTION: Commissioner Harris moved to postpone Items 6A through 6D, to December 17, 2013 as requested. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS:

- A. West Star, Z-13-022 (related to item 8A)
- B. Arguindegui, Z-13-023 (related to item 8B)
- C. Anderson/Pfluger/Weiss, Z-13-024 (related to item 8C)
- D. Buttercup Creek Condominiums, Z-13-026 (related to item 8D)

MOTION: Commissioner Balestiere moved to accept the Preliminary Reports for Items 7A through 7D as presented. Commissioner Harris seconded the motion. The motion passed unanimously, 7-0.

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by Mass Project Managers & Consultant Ltd. to rezone approximately 0.115 acres of General Office (GO) to Local Retail (LR) for property located at 3109 Kenai Drive. (Z-13-022)
Owner: Mass Project Managers & Consultant Ltd.
Agent: Umesh Mehta
Staff resource Person: Rian Amiton
Staff proposal to P&Z: Local Retail (LR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

Planner Rian Amiton made the presentation and was available for questions. The applicant requested rezoning a total of approximately 0.12 acres from General Office (GO) to Local Retail (LR) for property located at 3109 Kenai Drive. The Applicant's Communication Summary was

received. The request is compliant with the Future Land Use map and the Comprehensive Plan Goals. Staff recommended approval of the applicant's request for LR zoning. Jennie Braasch, agent, was present to answer questions. She advised that the neighbors had been contacted.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Harris moved to recommend approval to the City Council of rezoning Item 8A, Case Z-13-022, as recommended by staff. Vice Chair Wernecke seconded the motion. The motion passed unanimously, 7-0.

MOTION: Vice Chair Wernecke moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-13-022. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

- B. Consider a request by Arguindegui Investments, Ltd. to rezone approximately 3.00 acres of Local Retail (LR) to General Retail (GR) for property located at the northwest corner of North Lakeline Boulevard and West Park Street. (Z-13-023)
Owner: Arguindegui Investments, Ltd.
Agent: Charles West
Staff resource Person: Rian Amiton
Staff proposal to P&Z: General Retail (GR)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Planner Rian Amiton made the presentation and was available for questions. The applicant requested rezoning a total of approximately 3.0 acres from Local Retail (LR) to General Retail (GR). The site is currently undeveloped. It is located at the intersection of two arterial roadways and is surrounded by commercial zoning districts. The Applicant's Communication Summary was received. The request supports economic development goals of the Comprehensive Plan. If approved, a Future Land Use map amendment would be needed. Staff recommended approval of the applicant's request for General Retail (GR) zoning. Butch West (agent) and Mrs. Arguindegui (owner) were present to answer questions.

A public hearing was held on the above item. The following completed recognition cards in opposition of the rezoning request: 1) Debra Porter, 2) Gloria Jack, and 3) Lenny Tropiano (did not speak). They voiced concern over environmental issues, gas explosion due to the quarry blasts, and impact on traffic. There being no further public testimony, the public hearing was closed and the regular session reopened. After the public hearing, the following submitted recognition cards to show opposition of the rezoning request: 1) Gary L. Greene, 2) Sharon Bond, 3) Lisa Maggio, and 4) James Maggio.

There was discussion among the Commissioners regarding the speaker's concerns.

MOTION: Commissioner Harris moved to recommend denial to the City Council of rezoning Item 8B, Case Z-13-023. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

MOTION: Commissioner Harris moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8B, Case Z-13-023. Vice Chair Wernecke seconded the motion. The motion passed unanimously, 7-0.

- C. Consider a request by Thomas Anderson, Mary Weiss, and Alice Pfluger to assign original zoning of Single Family-Large Urban Lot (SF-2) to approximately 34.65 acres located north of Arrow Wood Road. (Z-13-024)
Owner: Thomas Anderson, Mary Weiss, and Alice Pfluger
Agent: Paul Lineman and Jim Vater
Staff resource Person: Rian Amiton
Staff proposal to P&Z: Single Family-Large Urban Lot with a Conditional Overlay to require minimum 65 foot lot widths (SF-2-CO)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Planner Rian Amiton made the presentation and was available for questions. The applicant requested original zoning for a total of approximately 34.65 acres located north of Arrow Wood Road. The site is currently undeveloped. The Applicant's Communication Summary was received. This request is being processed concurrent with a voluntary annexation petition for the property. The request is compliant with the Future Land Use map and the Comprehensive Plan Goals. Staff recommended approval of the applicant's request for Single Family-Large Urban Lot (SF-2) zoning with the following condition: 65 foot minimum lot width. Paul Linehan, agent, was present to answer questions. He indicated that the applicants were amenable to the proposed condition.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of original zoning to Single Family-Large Urban Lot (SF-2) zoning with the following condition: 65 foot minimum lot width for Item 8C, Case Z-13-024 as recommended by staff. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

MOTION: Commissioner Harris moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8C, Case Z-13-024. Commissioner Rogers seconded the motion. The motion passed unanimously, 7-0.

- D. Consider a request by Two One Holdings, LLC to rezone approximately 6.65 acres from Multifamily Residential (MF) to Townhome Residential (TH) for property located at 404 Buttercup Creek Boulevard. (Z-13-026)
Owner: Two One Holdings, LLC
Agent: Geoff Guerrero
Staff Resource Person: Rian Amiton
Staff proposal to P&Z: Alternate Recommendation of Condominium Residential (CD)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Planner Rian Amiton made the presentation and was available for questions. The applicant originally requested rezoning a total of approximately 6.65 acres from Multifamily Residential (MF) to Town Home Residential (TH) located at 404 Buttercup Creek Boulevard. The site is

currently undeveloped. The Applicant's Communication Summary had not been received. The site is not compliant with the Future Land Use map, but the applicant's request would bring it into conformance. The applicant determined that Condominium Residential (CD) would be a more appropriate zoning designation to achieve the product that the Applicant desires. Staff recommended approval of the applicant's request for CD zoning. Geoff Guerrero, agent, was present to answer questions.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Harris moved to recommend approval to the City Council of rezoning Item 8D, Case Z-13-026, to Townhome Residential (TH). Commissioner Rogers seconded the motion. The motion passed unanimously, 7-0.

MOTION: Commissioner Harris moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8D, Case Z-13-026. Commissioner Rogers seconded the motion. The motion passed unanimously, 7-0.

MOTION RESCINDED: Commissioner Harris rescinded his motion to recommend Townhome Residential zoning because it should have been Condominium Residential (CD) zoning. Commissioner Rogers accepted.

CORRECTED MOTION: Commissioner Harris moved to recommend approval to the City Council of rezoning Item 8D, Case Z-13-026, to Condominium Residential (CD). Commissioner Rogers seconded the motion. The motion passed unanimously, 7-0.

9. FUTURE LAND USE PLAN AMENDMENTS: NONE.

- A. Future Land Use Amendment for property located at the northwest corner of North Lakeline Boulevard and West Park Street (related to item 8B).**

Planner Rian Amiton made the presentation and was available for questions. He advised that this Future Land Use Plan amendment was requested in conjunction with Case Z-13-023.

MOTION: Commissioner Harris moved to recommend denial to the City Council of amending the Future Land Use Plan for property located at the northwest corner of North Lakeline Boulevard and West Park Street. Commissioner Brent seconded the motion. The motion passed unanimously, 7-0.

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING): NONE

11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): NONE.

12. ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consideration of a proposed revision to the Code of Ordinances: specifically, to amend, Chapter 12 Subdivision, Article 12.12 Design Standards, Section 12.12.003 Streets and Article 12.14 Private Streets and Gated Subdivisions to amend the regulations regarding private streets. (OA-13-007)**
Staff Resource Person: Amy Link
1) Public Hearing
2) P&Z Recommendation to City Council

Planning Manager Amy Link made the presentation and was available for questions. Modifications were discussed at the October 1, 2013 Planning and Zoning Commission workshop. Engineering Director Darwin Marchell was available for questions. There was general discussion among the Commissioners regarding the modifications. They requested that "geotechnical engineer" be changed to "professional engineer" in Sec. 12.14.004(e).

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Harris moved to recommend approval to City Council of the ordinance revision as presented by Staff with the additional modification to Sec. 12.14.004(e). Commissioner Rogers seconded the motion. The motion passed unanimously, 7-0.

13. **DISCUSSION AND POSSIBLE ACTION:**

- A. Discussion and possible action regarding amendment to the Rules and Procedure of the Planning and Zoning Commission regarding excused absences.

Planning Manager Amy Link provided the revisions as previously discussed.

MOTION: Commissioner Brent moved to recommend approval to City Council to amend the Rules and Procedure of the Planning and Zoning Commission regarding excused absences. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

14. **ADMINISTRATIVE ITEMS:**

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

- A. Report on City Council Actions Pertaining to Zoning Matters from October 24th and November 7th.

Planning Manager Amy Link advised that the following cases were on the October 24th meeting agenda for 1st readings and public hearings: Z-13-017, Z-13-018, and Z-13-019. Z-13-010 was postponed to November 21, 2013. The ANX-13-004 Resolution was approved. The following cases were on the November 7th meeting agenda for approval: Z-13-017 and Z-13-019. Case Z-13-020 was postponed. A public hearing was held for ANX-13-002 and ANX-13-003.

- B. Director and Staff Comments. **None.**

- C. Commissioners Comments. **None.**

- D. Request for Future Agenda Items. **None.**

- E. Designate Delegate to Attend Next Council Meetings on November 21st and December 12th. **Commissioner Harris advised that he would attend the November 21st Council meeting and Commissioner Rogers advised that he would attend the December 12th Council meeting.**

15. **ADJOURNMENT**

Chair Kauffman adjourned the meeting at 7:56 p.m.

PASSED AND APPROVED THE 17TH DAY OF DECEMBER, 2013.

ATTEST:

NICHOLAS KAUFFMAN, Chairman

HOLLY HOGUE, Secretary

December 17,
2013
Subdivision

Planning and Zoning Commission
Star Subdivision

Item:#
5A1

Case Number: SFP-13-016

OWNERS: Mass Project Managers and Consultants

STAFF: Rian Amiton, 512-401-5054, rian.amiton@cedarparktexas.gov

LOCATION: North of Kenai Drive and west of West Parmer Lane

COUNTY: Williamson

AREA: 11.10 acres

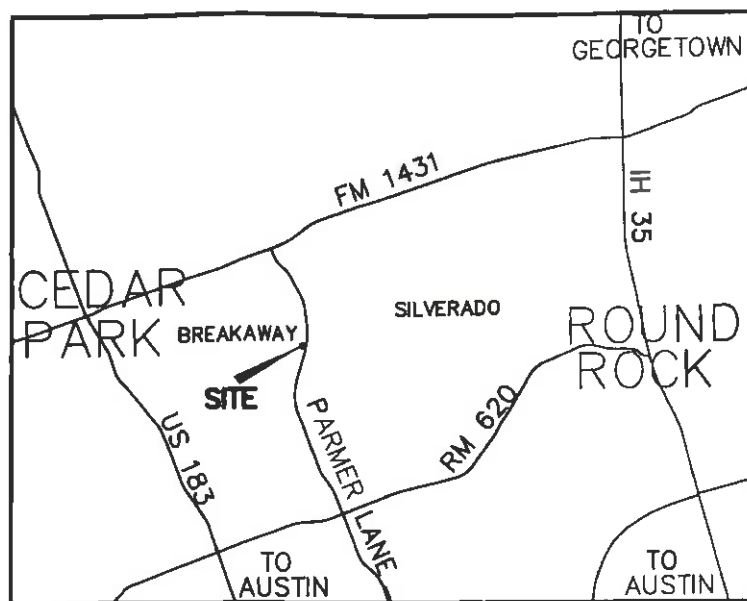
ZONING: GO and LR

SUBDIVISION DESCRIPTION: 1 commercial lots into 2 commercial lots

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



LOCATION MAP
(N.T.S.)

December 17,
2013

Subdivision

Planning and Zoning Commission

Ranch at Brushy Creek Section 8C & 8D

Item:#

5A2

Case Number: FP-13-008

OWNER: Silverado Austin Development, LTD and Standard Pacific of Texas Inc.

STAFF: Amy Link, 512-401-5056, amy.link@cedarparktexas.gov

LOCATION: North side of Brushy Creek Road and east of West Parmer Lane

COUNTY: Williamson

AREA: 19.88 acres

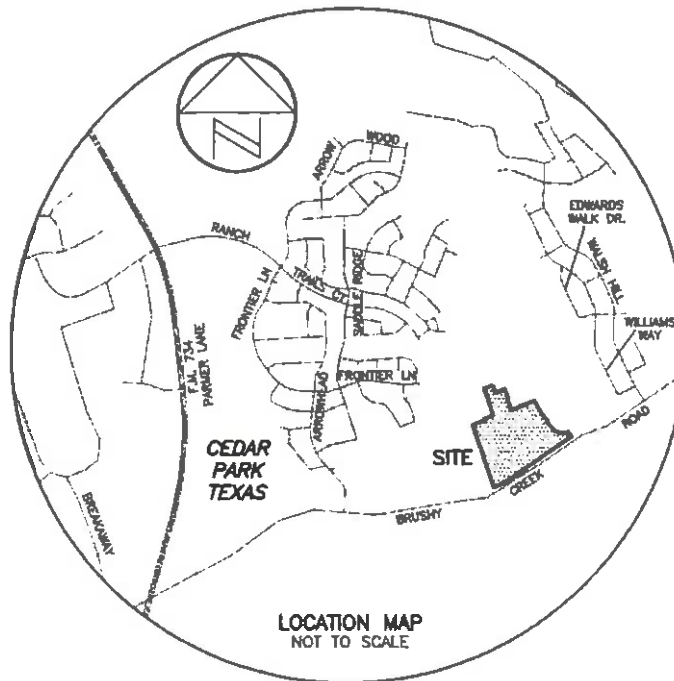
ZONING: SF-2

SUBDIVISION DESCRIPTION: 49 residential lots, 1 drainage and water quality lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



December 17,
2013
Subdivision

Planning and Zoning Commission
Cedar Park Villas

Item:#
5B1

Case Number: SFP-13-014

OWNER: Milestone Community Builders, LLC

STAFF: Rian Amiton, 512-401-5054, rian.amiton@cedarparktexas.gov

LOCATION: South of Little Elm Trail at South Bell Boulevard (/US 183)

COUNTY: Williamson

AREA: 5.5826 acres

ZONING: MF and GR

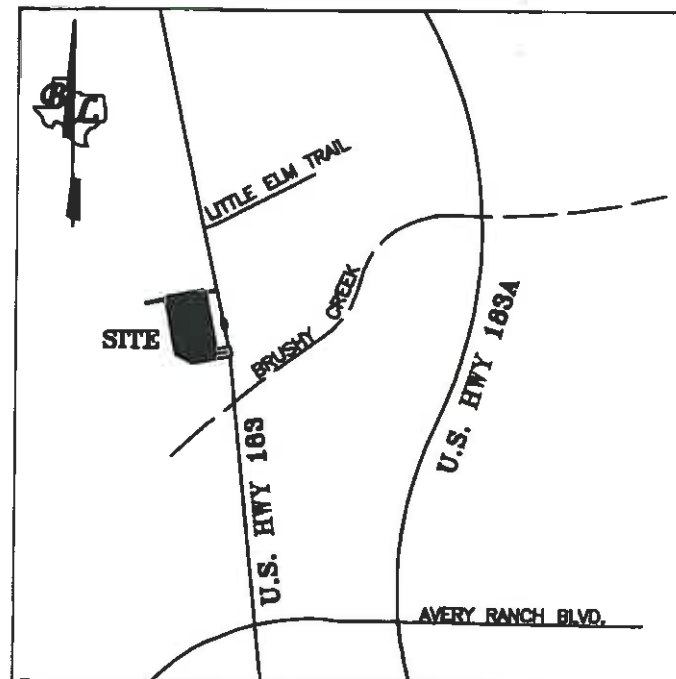
SUBDIVISION DESCRIPTION: 1 multifamily lot

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat



VICINITY MAP
(NOT TO SCALE)

December 17,
2013
Zoning

Planning and Zoning Commission
Cedar Park Town Center

Item:
6A

Case Number: # Z-13-006

OWNER: Continental Homes of Texas, LP

AGENT: James Brewer, Gray Engineering Inc.

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 183A Toll Road, south of East New Hope Drive

COUNTY: Williamson

AREA: 42.9 acres

The applicant is requesting an indefinite postponement of this case.

Staff is agreeable with the postponement. Once the case is ready to be rescheduled for public hearings, new notification will be sent to the surrounding property owners.



December 17,
2013
Zoning

Planning and Zoning Commission
Ozone Lakeline at Riviera

Item:
6B

Case Number: Z-13-011

OWNER/APPLICANT: Ozone Technology, Inc.

AGENT: Jennie Braasch

STAFF: Rian Amiton, 401-5054, rian.amiton@cedarparktexas.gov

LOCATION: East side of West Riviera Drive, just north of South Lakeline Boulevard

COUNTY: Williamson County

AREA: 3.48 acres

The applicant has requested postponement of this item to February 18, 2014.

Staff supports the postponement request.



December 17,
2013
Zoning

Planning and Zoning Commission
Misty Valley

Item:
6C

Case Number: # Z-13-027

OWNER/AGENT: Minori LLC

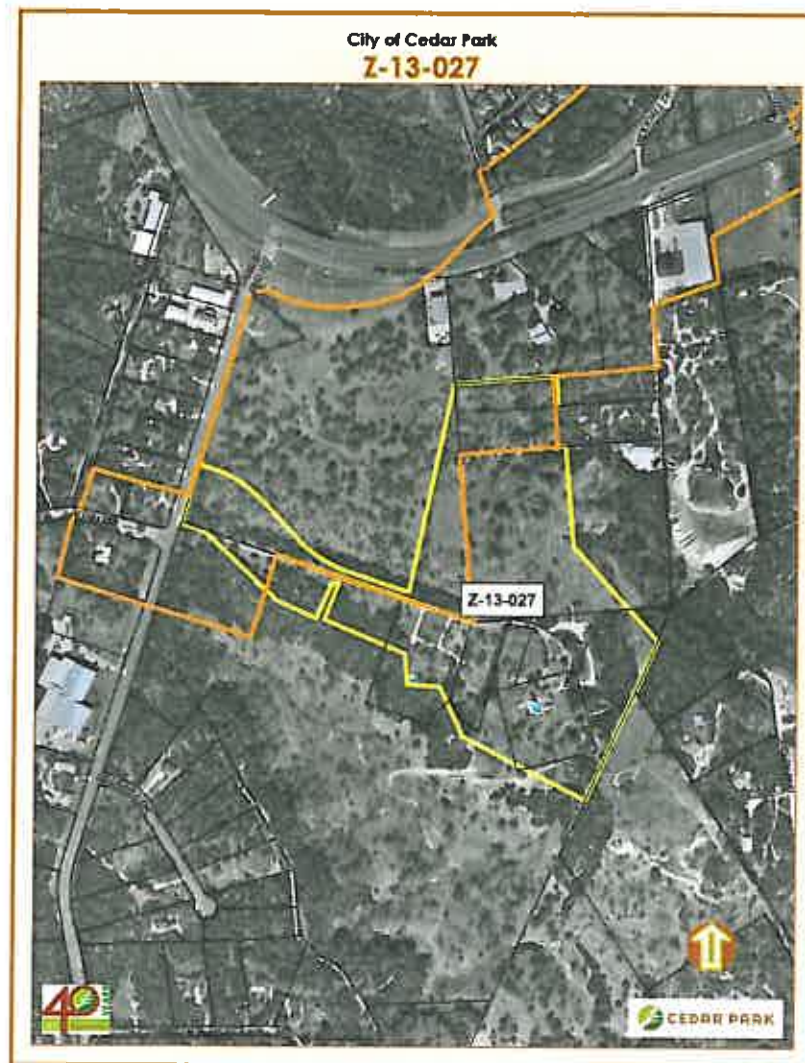
STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: South of West Whitestone Boulevard (RM 1431) and east of Trails End Road

COUNTY: Travis

AREA: 46.83 acres

The applicant has requested a postponement to January 21, 2014. Staff is supportive of the postponement request.



December 17,
2013
Zoning

Planning and Zoning Commission
Nitro Swim Center

Item:
6D

Case Number: Z-13-030

OWNER/APPLICANT: Matthew Crumley & Melissa Crumley

AGENT: Derek Villemez

STAFF: Rian Amiton, 401-5054, rian.amiton@cedarparktexas.gov

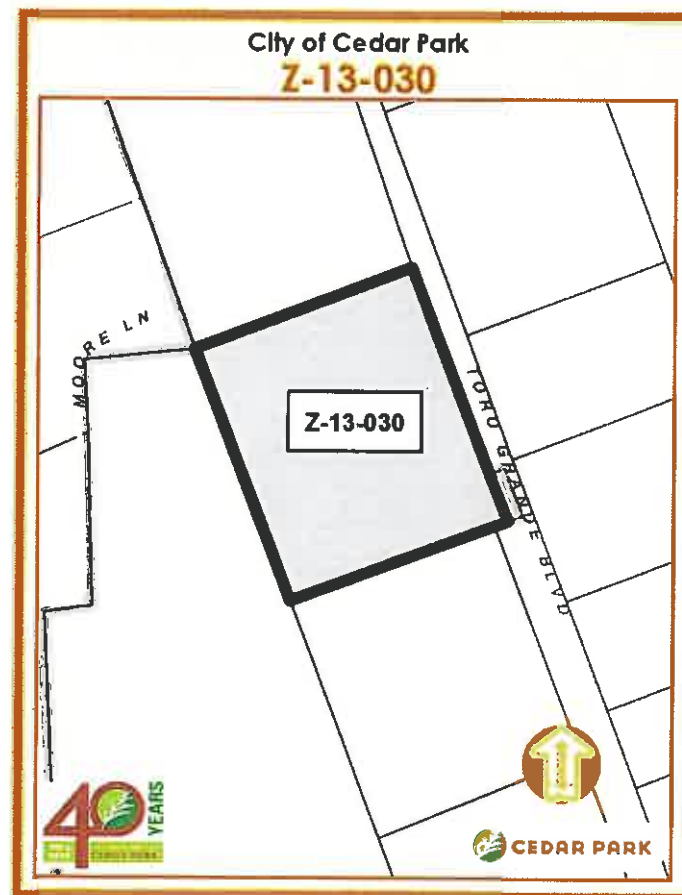
LOCATION: 1301 Toro Grande Boulevard

COUNTY: Williamson County

AREA: 3.25 acres

The applicant has requested postponement of this item to January 21, 2014.

Staff supports the postponement request.



December 17,
2013

Subdivision

Planning and Zoning Commission
**Buttercup Creek Phase V Section 7,
Resubdivision of Lot 161 Block A**

**Item:#
6E**

Case Number: SFP-13-008

OWNER: Forestar (USA) Real Estate Group, Inc.

STAFF: Amy Link, 512-401-5056, amy.link@cedarparktexas.gov

LOCATION: 2004 Burnie Bishop Place

COUNTY: Williamson

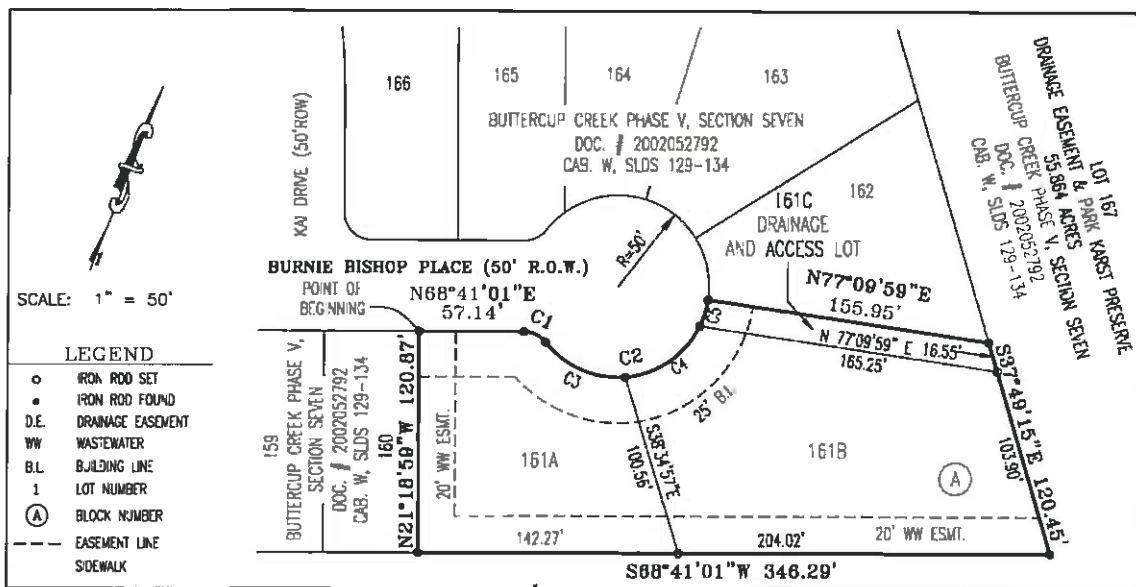
AREA: 0.90 acres

ZONING: SF-3

SUBDIVISION DESCRIPTION: 2 residential lots and 1 drainage and access lot

STAFF COMMENTS:

Pulled from 12/17/13 agenda due to notification error. No action required.



December 17,
2013
Zoning

Planning and Zoning Commission
Abrantes Section V

Item:
7A & 8A

Case Number: # Z-13-021

OWNER/AGENT: Robert Tesch, Creekside Park Ltd.

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: Arrow Point Drive, south of East Whitestone Boulevard

COUNTY: Williamson

AREA: 5.7 acres

EXISTING ZONING: General Office (GO)

PROPOSED ZONING: Condominium Residential (CD)

STAFF RECOMMENDATION: General Office (GO)

EXISTING FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial and Parks and Open Space

PROPOSED FUTURE LAND USE DESIGNATION: Medium Density Residential

RECOMMENDED FUTURE LAND USE DESIGNATION: Regional Office/ Retail/ Commercial and Parks and Open Space

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 5.7 acres from General Office (GO) to Condominium Residential (CD).

EXISTING SITE and SURROUNDING USES:

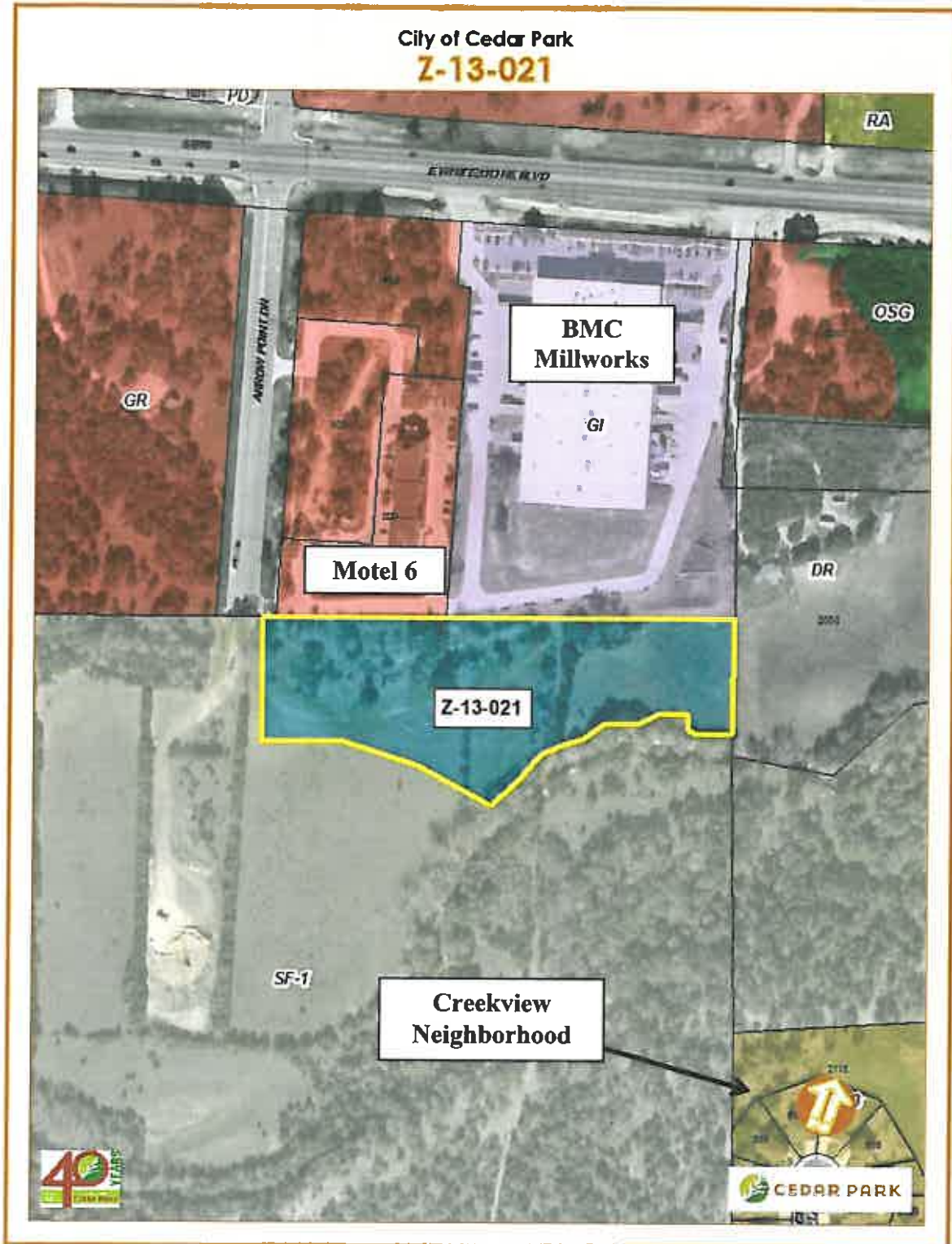
The site is currently undeveloped and surrounded by developed General Retail (GR) and General Industrial (GI) zoned property to the north, Development Reserve (DR) zoned property to the east, and single family residential property zoned SF-1 to the south and west.

December 17,
2013
Zoning

Planning and Zoning Commission
Abrantes Section V

Item:
7A & 8A

Case Number: # Z-13-021



December 17,
2013
Zoning

Planning and Zoning Commission
Abrantes Section V

Item:
7A & 8A

Case Number: # Z-13-021

PURPOSE OF REQUESTED ZONING DISTRICT:

The Condominium District, CD, is a medium intensity single-family residential district intended to provide the highest single-family residential density and a diversity of housing options. This district is generally inappropriate for infill zoning between single-family lots within a neighborhood development. This district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where higher densities and trips generated do not impact lower density areas. Open space and recreation, religious, and educational facilities are provided to maintain an orderly, convenient, and attractive residential neighborhood. The nonresidential uses permitted in this district are considered compatible with the housing options of this district so as to preserve its value, sustainability, and integrity.

PERMITTED USES IN CD:

Condominiums, residential

Parks, playgrounds, recreational facilities owned by the municipality, other governmental agency, or in common under a mandatory homeowner's association.

Places of worship

Public buildings, uses

Real estate sales offices (during the development of a residential subdivision)

Temporary buildings

Utility services, general

Accessory structures

Customary home occupations

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) identifies the subject area as suitable for Regional Office/Retail/Commercial uses and Parks and Open Space. Compatible zoning districts include: General Office (GO), General Retail (GR), Mixed Use (MU), Open Space Recreation (OSR) and Open Space Greenbelt (OSG).

The applicant's request for CD does not comply with the FLUP. CD zoning requires a medium density residential land use designation.

A FLUP amendment is being requested concurrently with this zoning application. See agenda item 9A.

COMPREHENSIVE PLAN:

The request does not support the economic development goals consistent with the Regional Office/Retail/Commercial designation contemplated by the FLUP. Specifically, it does not support the following goals:

December 17,
2013
Zoning

Planning and Zoning Commission
Abrantes Section V

Item:
7A & 8A

Case Number: # Z-13-021

4.1.6 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.

However, the request does support the Housing Goals of the Comprehensive Plan to provide for a diversified housing mix that allows a variety of residential options for residents of Cedar Park.

SITE INFORMATION:

Corridor Overlay:

A portion of this tract is located within the Corridor Overlay.

Transportation:

Arrow Point Drive, south of East Whitestone Boulevard functions as a primary collector.

Water and Wastewater Utilities:

Water and wastewater facilities are available in the vicinity of the site.

Subdivision:

The property is not currently platted, but has been included in the preliminary plan for the Abrantes subdivision.

Setback and Height Requirements:

	CD Zoning
Front setback	25'
Side setback	10'
Rear setback	20'
Maximum Height	35'

Architectural Requirements:

All building exteriors within the CD district require 75% masonry construction, exclusive of doors and windows, as established in the architectural regulations of the CD district.

Case History:

Case #	Request	P&Z Recommendation	CC Action
Z-07-024	From DR to GO	Recommended	Approved

December 17,
2013
Zoning

Planning and Zoning Commission
Abrantes Section V

Item:
7A & 8A

Case Number: # Z-13-021

STAFF COMMENTARY:

The subject property was originally zoned GO in 2007. The surrounding property to the south and west was also originally zoned in 2007 for single family residential use. The GO designation provides an appropriate buffer and land use transition between the existing commercial and industrial zoned property to the north and the single family to the south and west.

Although staff recognizes the applicant's request for CD zoning could also provide a transitional land use, the intense uses that exist to the north, specifically the General Industrial zoned property, are not compatible with the proposed residential use. In addition, the CD request is not consistent with the FLUP and is not supportive of the economic development goals of the Comprehensive Plan. The tract also lacks the minimum 6 acres required for a condominium residential development as stipulated in the Zoning Ordinance.

STAFF RECOMMENDATION:

For the reasons noted above, staff recommends retention of the GO zoning designation for this tract.

APPLICANT'S NEIGHBORHOOD COMMUNICATION SUMMARY: Received (see attached)

PUBLIC INPUT: To date, no public input has been received regarding this request.

PUBLIC NOTIFICATION: October 2, 2013 Cedar Park-Leander Statesman
7 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (January 9, 2014) 1ST Reading
(January 23, 2014) 2ND Reading

December 17,
2013
Zoning

Planning and Zoning Commission
Abrantes Section V

Item:
7A & 8A

Case Number: # Z-13-021



CEDAR PARK

APPLICATION PACKET
ZONING CHANGE

Applicant's Summary of Neighborhood Communications

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

One single family residence is located within 300' of the property.
Resident: Mr. Russell Patronella.
Applicant will meet personally with Mr. Patronella.

2. Who was notified (i.e. property owners, HOA, etc)?

None to date

3. What concerns were raised during these communications?

None to date

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

None to date

The above information is deemed to be true to the best of my knowledge.

Signed:

Robert E. Isch
President, Isch & Associates, Inc.
General Partner
Crescent Park, LLC.

Date

9-13-13

December 17,
2013
Zoning

Planning and Zoning Commission
Logan Tract

Item:
7B & 8B

Case Number: Z-13-028

OWNER/APPLICANT: Hakim and Sammie Wakil, Mildred Logan, Linda Logan, Gary and Jane Henderson, and Patrick Henfrey

AGENT: Paul Lineman and Jim Vater – Land Strategies, Inc.

STAFF: Rian Amiton, 401-5054, rian.amiton@cedarparktexas.gov

LOCATION: North of Arrow Wood Road

COUNTY: Williamson County

AREA: 42.62 acres

EXISTING ZONING: N/A

PROPOSED ZONING: Single Family-Large Urban Lot (SF-2)

STAFF RECOMMENDATION: Single Family-Large Urban Lot – Conditional Overlay (SF-2-CO)

EXISTING FUTURE LAND USE PLAN DESIGNATION:
Low Density Residential

SUMMARY OF APPLICANT'S REQUEST:

The Applicants' request is to assign original zoning of Single Family-Large Urban Lot (SF-2) to approximately 42.62 acres.

EXISTING SITE and SURROUNDING LAND USES:

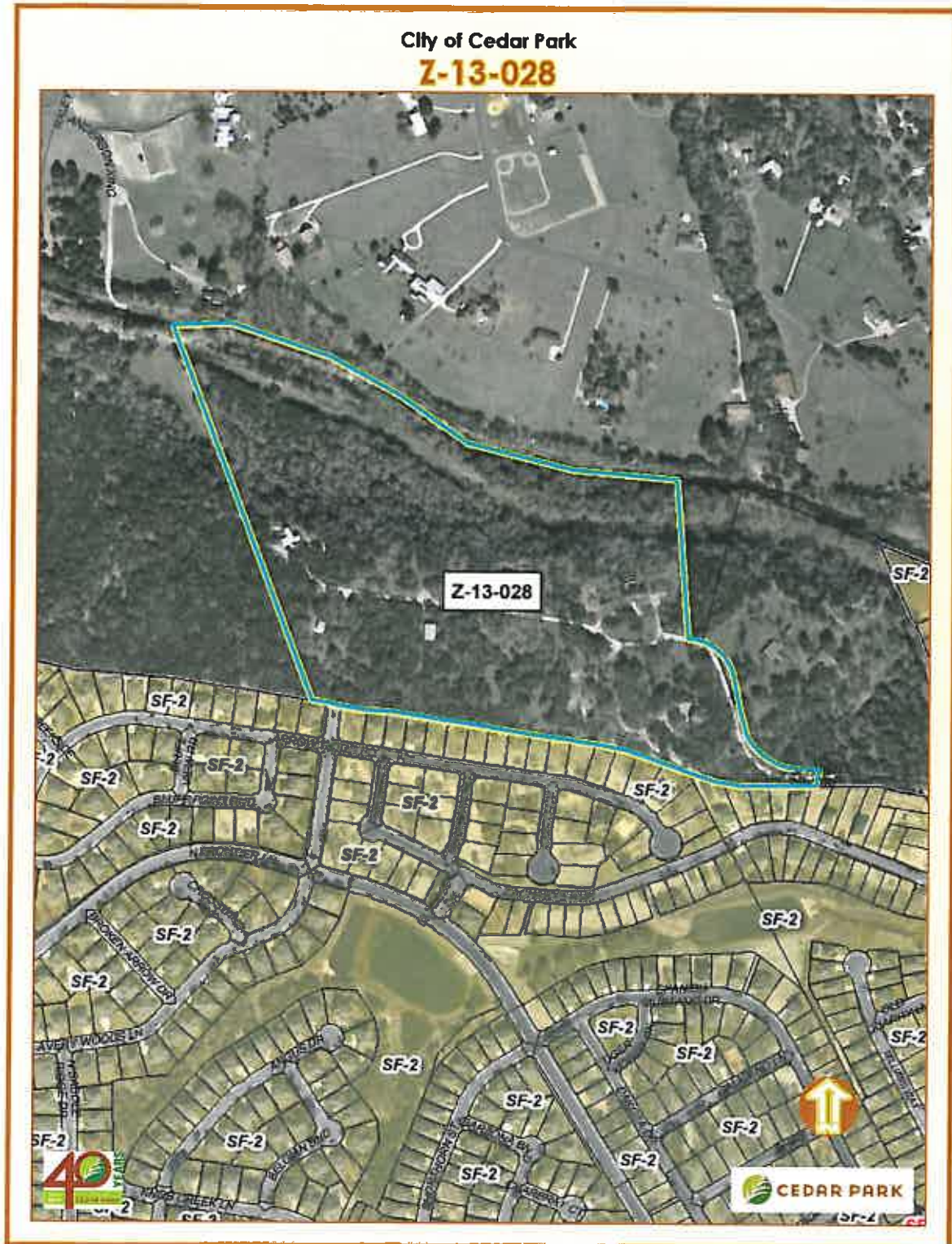
The site is currently undeveloped. It is surrounded by Ranch at Brushy Creek subdivision to the south, single family residences within Cedar Park's extra-territorial jurisdiction (ETJ) to the east, and single family residences in the City of Round Rock to the north. To the immediate west are 34.65 acres of undeveloped ETJ property that are currently being annexed into the City and will likely be receiving a single family zoning designation identical to what is being recommended by staff here.

December 17,
2013
Zoning

Planning and Zoning Commission
Logan Tract

**Item:
7B & 8B**

Case Number: Z-13-028



December 17,
2013
Zoning

Planning and Zoning Commission
Logan Tract

**Item:
7B & 8B**

Case Number: Z-13-028

PURPOSE OF REQUESTED ZONING DISTRICT:

The Large Urban Single-Family Residential District, SF-2, is established to provide for low density single-family residential development at an urban scale. Nonresidential uses, such as religious and educational facilities, and open spaces are provided to maintain an orderly, convenient, and attractive residential area. The nonresidential permitted uses of this district are considered to be compatible with the neighborhood in order to preserve its value, sustainability, and integrity.

PERMITTED USES IN SF-2:

- Single-family dwelling, detached
- Parks, playgrounds (owned and/or operated by the municipality or other governmental agency)
- Place of worship
- Public buildings, uses
- Utility services, general
- Accessory structures
- Customary home occupations
- Group Home
- Private schools (accredited only, with curriculum equivalent to that of a public elementary or secondary school)

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) identifies the subject area for Low Density Residential, with compatible zoning districts of Rural Agricultural (RA), Single Family-Large Lot (SF), Single Family-Suburban Lot (SF-1), Single Family-Large Urban Lot (SF-2), Single Family-Urban Lot (SF-3), and Manufactured Home (MH).

The Applicant's request complies with the FLUP. No change in the FLUP would be necessary.

December 17,
2013
Zoning

Planning and Zoning Commission
Logan Tract

**Item:
7B & 8B**

Case Number: Z-13-028

COMPREHENSIVE PLAN:

The request for SF-2 is in compliance with these goals of the Comprehensive Plan:

4.1.3 Housing Goals

- Provide new housing opportunities for current and future residents of Cedar Park.

SITE INFORMATION:

Corridor Overlay:

None.

Transportation:

Avery Woods Road will provide access to the tract and is currently designated as a local street.

Subdivision:

The property is not yet platted.

Setback Requirements:

	SF-2
Front Setback	25'
Side Setback	7.5'
Side Setback Adjacent to Public Street	15'
Rear Setback	10'

Architectural Requirements:

The SF-2 district requires 50% masonry construction on building exteriors, exclusive of doors and windows.

Case History:

None.

December 17,
2013
Zoning

Planning and Zoning Commission
Logan Tract

**Item:
7B & 8B**

Case Number: Z-13-028

STAFF COMMENTARY:

This zoning request is being processed concurrent with a voluntary annexation petition for the property. The City has also received a voluntary annexation petition and rezoning request for 34.65 acres to the immediate west of the site. At its November 19 meeting, the P&Z recommended Single Family-Large Urban Lot (SF-2) with a conditional overlay to set the minimum lot width at 65 feet (zoning case Z-13-024). The applicant ultimately intends to develop a gated residential neighborhood encompassing the entire approximately 78 acre site, with the primary access off Avery Woods Lane.

As with the subject property of Z-13-024, the Applicant has indicated that this property will be platted into lots that are at least 65 feet in width, and is comfortable with a Conditional Overlay setting the minimum lot width at 65 feet rather than the 60 feet that is typically required in SF-2.

STAFF RECOMMENDATION:

Staff recommends approval of the applicants' request for SF-2 zoning with the following condition:

- 65 foot minimum lot width

December 17,
2013
Zoning

Planning and Zoning Commission
Logan Tract

**Item:
7B & 8B**

Case Number: Z-13-028

APPLICANT'S NEIGHBORHOOD COMMUNICATION SUMMARY:



CEDAR PARK

**APPLICATION PACKET
ZONING CHANGE**

Applicant's Summary of Neighborhood Communications

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

On November 19, 2013, a letter was sent notifying adjacent property owners of an upcoming meeting with their HOA to discuss the proposed project. The meeting was set for December 9, 2013.

2. Who was notified (i.e. property owners, HOA, etc)?

Property owners and the HOA of Ranch at Brushy Creek Section 10.

3. What concerns were raised during these communications?

General questions regarding the proposed development. The project was defined as a single-family subdivision.

Construction traffic was addressed, with primary access proposed on Avery Woods to Arrow Wood, and secondary access proposed on Walsh Hill.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

The project will have a 25-foot deep buffer along the southern boundary. Lot widths will be a minimum of 65 feet. Also, we discussed maintenance of the buffer area, though no final plans were made in this regard.

The above information is deemed to be true to the best of my knowledge.

Signed: _____

Date _____

12/12/13

PUBLIC INPUT: To date, staff has not received any public input application.

December 17, 2013 Zoning	<i>Planning and Zoning Commission</i> Logan Tract	Item: 7B & 8B
Case Number: Z-13-028		

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman December 4, 2013
51 letter notices were sent to property owners within the 300' buffer of the initial rezoning request

PROPOSED CITY COUNCIL HEARINGS: (January 9, 2014) 1ST Reading
(January 23, 2014) 2ND Reading

December 17,
2013
Zoning

Planning and Zoning Commission
903 Royal Lane

Item:
7C & 8C

Case Number: Z-13-029

OWNER/APPLICANT: Aldea Verde School, LLC

AGENT: Jason Westigard

STAFF: Rian Amiton, 401-5054, rian.amiton@cedarparktexas.gov

LOCATION: 903 Royal Lane

COUNTY: Williamson County

AREA: 0.47 acres

EXISTING ZONING: Multifamily Residential (MF)

PROPOSED ZONING: Local Retail (LR)

STAFF RECOMMENDATION: Local Retail (LR)

EXISTING FUTURE LAND USE PLAN DESIGNATION:

Low Density Residential

PROPOSED FUTURE LAND USE PLAN DESIGNATION:

Neighborhood Office/Retail/Commercial

SUMMARY OF APPLICANT'S REQUEST:

The Applicant's request is to rezone a total of approximately 0.47 acres from Multifamily Residential (MF) to Local Retail (LR).

EXISTING SITE and SURROUNDING LAND USES:

A single family house currently occupies the site. It is surrounded on three sides by Local Retail (LR) zoned properties. The property to the north is undeveloped. To the east is a regional detention pond designed to accommodate the properties to the north and a portion of West Whitestone Boulevard. Excelencia Preschool occupies the site to the south. Across Royal Lane is Good Shepherd Lutheran Church.

December 17,
2013
Zoning

Planning and Zoning Commission
903 Royal Lane

**Item:
7C & 8C**

Case Number: Z-13-029



December 17,
2013
Zoning

Planning and Zoning Commission
903 Royal Lane

**Item:
7C & 8C**

Case Number: Z-13-029

PURPOSE OF REQUESTED ZONING DISTRICT:

The Local Retail District, LR, is established to provide for office and retail businesses that are intended to serve the overall community, with a larger market than the immediate neighborhoods in the area. In order to accommodate the traffic generated from these businesses without negatively impacting the residential neighborhoods, these uses should be located primarily at pulse points or activity nodes where collector streets and arterial roadways intersect or at arterial roadway intersections. These uses generally serve a larger market than businesses found in a TC District; yet generally serve a local market opposed to the regional market served by uses in a GR District.

PERMITTED USES IN LR:

- Art galleries with retail sales
- Automated Teller Machines
- Automobile parts and accessories sales
- Bakery, retail
- Banks (with or without drive-through facilities)
- Bed and Breakfast
- Community center
- Consumer repair shop (including bicycles)
- Convenience store
- Day care center, adult
- Day care center, child
- Dry cleaning and/or laundry, on-site
- Drugstores
- Food sales, general (grocery store)
- Food sales, limited
- Golf, amusement
- Hardware stores
- Instant print copy services
- Landscape nursery and supply store, retail
- Laundromat
- Liquor store
- Movie and music rentals, sales
- Non-Emergency Medical Transport Service (Conditional)
- Nonprofit seasonal fundraisers
- Personal Improvement Services
- Personal Improvement Services, Limited
- Personal services, general
- Pet grooming
- Rental libraries for sound and video recordings
- Research and development activities (as it pertains to software only)
- Restaurant, general
- Retail gift store
- Retail stores
- Studios/art studio, dance, music, drama, gymnastics, photography, interior design
- Software sales, computer hardware sales
- Vocational or trade school
- Veterinary Services

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) identifies the subject area for Low Density Residential, with compatible zoning districts of Rural Agricultural (RA), Single Family-Large Lot (SF), Single Family-Suburban Lot (SF-1), Single Family-Large Urban Lot (SF-2), Single Family-Urban Lot (SF-3), and Manufactured Home (MH).

The applicant's request for LR zoning does not comply with the FLUP. The LR request is compatible with a Neighborhood Office/Retail/Commercial designation, which allows such

December 17, 2013 Zoning	<i>Planning and Zoning Commission</i> 903 Royal Lane	Item: 7C & 8C
Case Number: Z-13-029		

zoning districts as General Office (GO), Transitional Commercial (TC), Local Retail (LR), Transitional Office, and Mixed Use (MU).

A FLUP amendment is being processed concurrently with this zoning application; see agenda item 9B.

COMPREHENSIVE PLAN:

The request for LR is in compliance with these goals of the Comprehensive Plan:

4.1.6 Economic Development Goals

- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment, which supports existing businesses.
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues
- Attract commercial development to Cedar Park in order to reduce tax burden on residential property

SITE INFORMATION:

Corridor Overlay:

West Whitestone Boulevard is a corridor roadway. The site is completely within the Corridor Overlay (CO).

Transportation:

Royal Lane is classified as a neighborhood collector.

Subdivision:

Schumaker Oaks

Setback Requirements:

	LR
Front Setback	25'
Side Setback	12'
Side Setback Adjacent to Public Street	20'
Rear Setback	5'

Architectural Requirements:

The LR district requires 100% masonry construction on building exteriors, exclusive of doors and windows.

Case History:

Case Number	Request	P&Z Recommendation	Council Action
Z-07-026	MF to LR	N/A - Withdrawn	N/A - Withdrawn

December 17,
2013
Zoning

Planning and Zoning Commission
903 Royal Lane

Item:
7C & 8C

Case Number: Z-13-029

STAFF COMMENTARY:

Once part of a large Multifamily zoning district that extended from West Whitestone to Lone Star Drive, the site is now entirely surrounded by Local Retail (LR) zoning. The property to the immediate north (fronting West Whitestone) was rezoned to LR in 1996 and remains undeveloped, and the property to the south (901 Royal Lane) was rezoned to LR in 2007 and developed into a preschool. The Applicant, Aldea Verde School, LLC, has recently purchased the property and intends to remodel the existing house for another preschool.

STAFF RECOMMENDATION:

Staff recommends approval of the Applicant's request for LR zoning.

APPLICANT'S NEIGHBORHOOD COMMUNICATION SUMMARY:

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

On the week of November 18th, certified letter describing the zoning change was sent to all property line owners within 300 ft of 903 Royal Ln. Neighbor located at 901 Royal Ln was spoken to directly at that property location.

2. Who was notified (i.e. property owners, HOA, etc)?

All property owners with 300 ft of 903 Royal Ln

3. What concerns were raised during these communications?

No concerns were raised.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No modifications made.

The above information is deemed to be true to the best of my knowledge.

Signed: Amber A. Whitson

Date 12/9/2013

December 17,
2013
Zoning

Planning and Zoning Commission
903 Royal Lane

Item:
7C & 8C

Case Number: Z-13-029

PUBLIC INPUT:

To date, staff has received one written comment regarding this application. This is found below.

Name: Martha McCauley Address: 803 Lone Star Dr.

☒ I am in favor, this is why _____ • ☐ I am not in favor, and this is why _____

It is a nice clean • _____

school - eventually this • _____

whole area will be zoned commercial

PUBLIC NOTIFICATION:

Cedar Park-Leander Statesman December 4, 2013

7 letter notices were sent to property owners within the 300' buffer
of the initial rezoning request

PROPOSED CITY COUNCIL HEARINGS:

(January 9, 2014) 1ST Reading

(January 23, 2014) 2ND Reading

December 17,
2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission

Abrantes Section V

Item:
9A

STAFF: Amy Link, 512-401-5056, amy.link@cedarparktexas.gov

In conjunction with the rezoning request for Abrantes Section V (Z-13-021), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

Amend the Future Land Use map for property located on the east side of Arrow Point Drive, south of East Whitestone Boulevard from 4.2 acres of Regional Office/Retail/Commercial and 1.5 acres of Parks and Open Space to 5.7 acres of Medium Density Residential.

The Regional Office/Retail/Commercial designation is compatible with the following zoning districts: General Office (GO), General Retail (GR), and Mixed Use (MU) and the Parks and Open Space designation contemplates Open Space Recreation (OSR) and Open Space Greenbelt (OSG).

The applicant's request for CD zoning requires a Medium Density Residential designation, which allows such zoning districts as Duplex Residential (DP), Townhome Residential (TH) and Condominium Residential (CD).

Staff does not recommend the applicant's request. The Medium Density Residential FLUP designation would allow residential development directly adjacent to industrial zoned property. In addition, the requested designation would not support the economic development goals of the comprehensive plan.

Staff does recognize that some of the existing land uses in the vicinity of the subject tract do not correspond to the FLU designation currently shown on the Future Land Use Map (FLUM). An amendment is needed to bring the existing land uses into compliance with the FLUP. This modification will likely occur in conjunction with the Comprehensive Plan update.

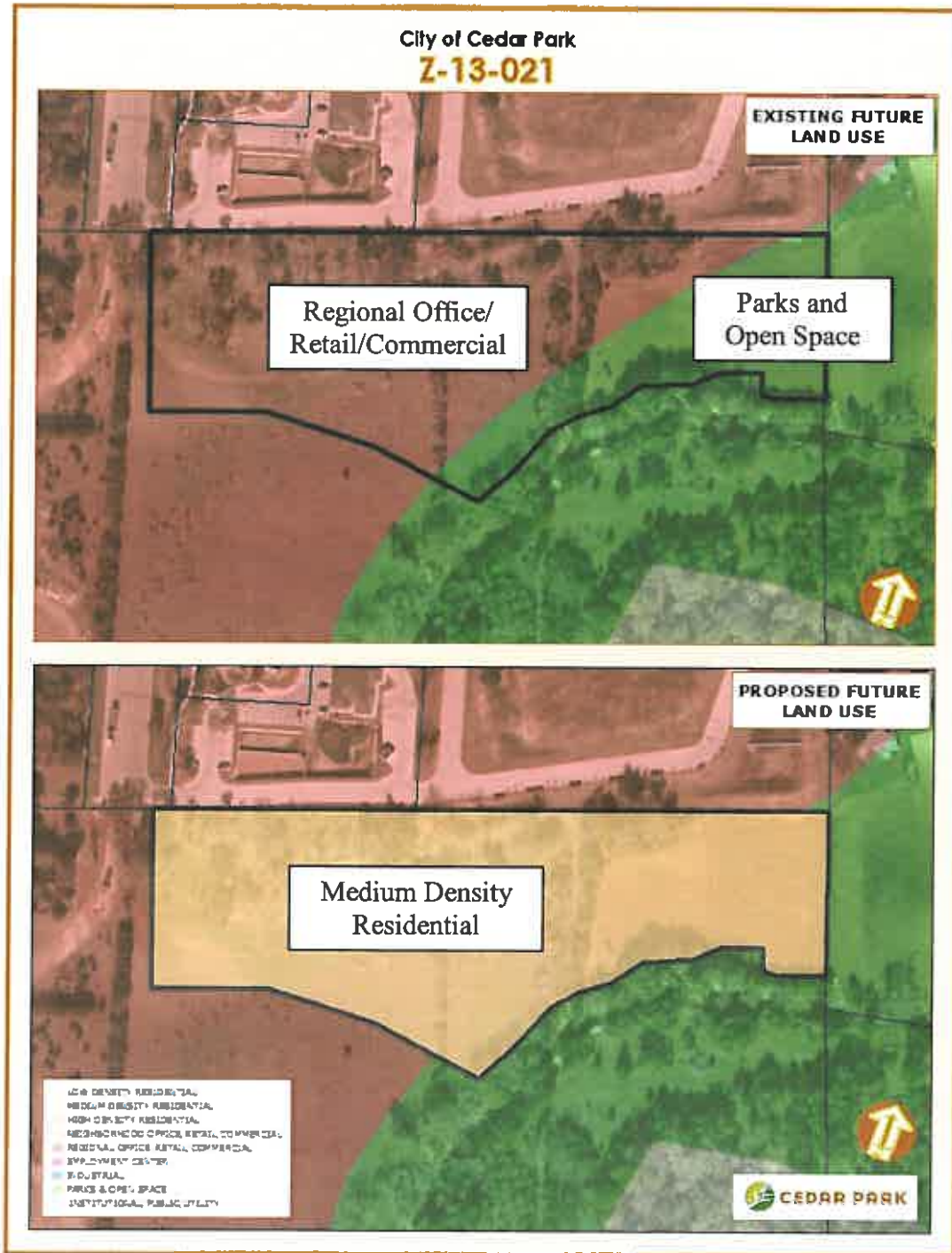
Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1387.17 acres	7.18%	1387.17 acres	7.18%	0%
High Density Residential	368.94 acres	1.91%	368.94 acres	1.91%	0%
Industrial	328.39 acres	1.7%	328.39 acres	1.7%	0%
Institutional/Public/Utility	982.73 acres	5.09%	982.73 acres	5.09%	0%
Low Density Residential	9360.08 acres	48.45%	9360.08 acres	48.45%	0%
Medium Density Residential	331.86 acres	1.72%	337.56 acres	1.75%	+0.03%
Neighborhood Office/Retail/Commercial	2142.61 acres	11.09%	2412.61 acres	11.09%	0%
Parks and Open Space	2303.22 acres	11.92%	2301.72 acres	11.91%	-0.01%
Regional Office/Retail/Commercial	2116.01 acres	10.95%	2111.81 acres	10.93%	-0.02%

December 17,
2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission
Abrantes Section V

**Item:
9A**



December 17,
2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission

Item:
9A

Abrantes Section V

STAFF: Amy Link, 512-401-5056, amy.link@cedarparktexas.gov

In conjunction with the rezoning request for Abrantes Section V (Z-13-021), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

Amend the Future Land Use map for property located on the east side of Arrow Point Drive, south of East Whitestone Boulevard from 4.2 acres of Regional Office/Retail/Commercial and 1.5 acres of Parks and Open Space to 5.7 acres of Medium Density Residential.

The Regional Office/Retail/Commercial designation is compatible with the following zoning districts: General Office (GO), General Retail (GR), and Mixed Use (MU) and the Parks and Open Space designation contemplates Open Space Recreation (OSR) and Open Space Greenbelt (OSG).

The applicant's request for CD zoning requires a Medium Density Residential designation, which allows such zoning districts as Duplex Residential (DP), Townhome Residential (TH) and Condominium Residential (CD).

Staff does not recommend the applicant's request. The Medium Density Residential FLUP designation would allow residential development directly adjacent to industrial zoned property. In addition, the requested designation would not support the economic development goals of the comprehensive plan.

Staff does recognize that some of the existing land uses in the vicinity of the subject tract do not correspond to the FLU designation currently shown on the Future Land Use Map (FLUM). An amendment is needed to bring the existing land uses into compliance with the FLUP. This modification will likely occur in conjunction with the Comprehensive Plan update.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

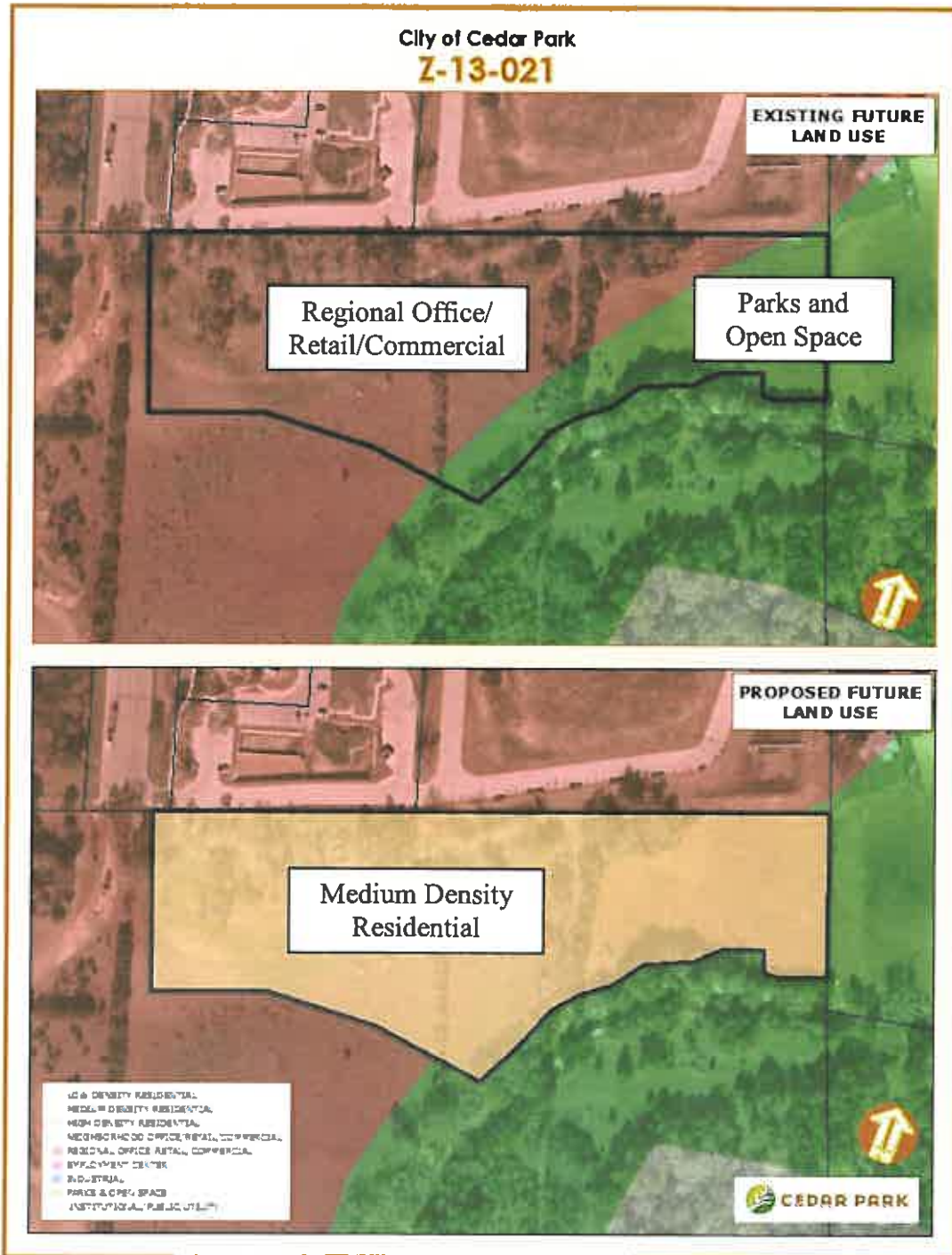
Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1387.17 acres	7.18%	1387.17 acres	7.18%	0%
High Density Residential	368.94 acres	1.91%	368.94 acres	1.91%	0%
Industrial	328.39 acres	1.7%	328.39 acres	1.7%	0%
Institutional/Public/Utility	982.73 acres	5.09%	982.73 acres	5.09%	0%
Low Density Residential	9360.08 acres	48.45%	9360.08 acres	48.45%	0%
Medium Density Residential	331.86 acres	1.72%	337.56 acres	1.75%	+0.03%
Neighborhood Office/Retail/Commercial	2142.61 acres	11.09%	2412.61 acres	11.09%	0%
Parks and Open Space	2303.22 acres	11.92%	2301.72 acres	11.91%	-0.01%
Regional Office/Retail/Commercial	2116.01 acres	10.95%	2111.81 acres	10.93%	-0.02%

December 17,
2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission

Abrantes Section V

Item:
9A



December 17,
2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission

903 Royal Lane

Item:
9B

STAFF: Rian Amiton, 401-5054, rian.amiton@cedarparktexas.gov

In conjunction with the rezoning request known as 903 Royal Lane (Z-13-029), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

Amend the Future Land Use map for approximately 0.47 acres located at the 903 Royal Lane from Low Density Residential to Neighborhood Office/Retail/Commercial.

The Low Density Residential designation is compatible with the following zoning districts: Rural Agricultural (RA), Single Family-Large Lot (SF), Single Family-Suburban Lot (SF-1), Single Family-Large Urban Lot (SF-2), Single Family-Urban Lot (SF-3), and Manufactured Home (MH).

The applicant's request for GR zoning requires a Neighborhood Office/Retail/Commercial designation, which allows for the following zoning districts: General Office (GO), Transitional Commercial (TC), Local Retail (LR), Transitional Office (TO), and Mixed Use (MU).

Staff is supportive of the applicant's request. Neighborhood Office/Retail/Commercial would provide an appropriate transition from Regional Office/Retail/Commercial to the north and Low Density Residential to the south. In addition, the regional FLUP designation is supported by the goals of the comprehensive plan and is consistent with the purpose statement of the LR district.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

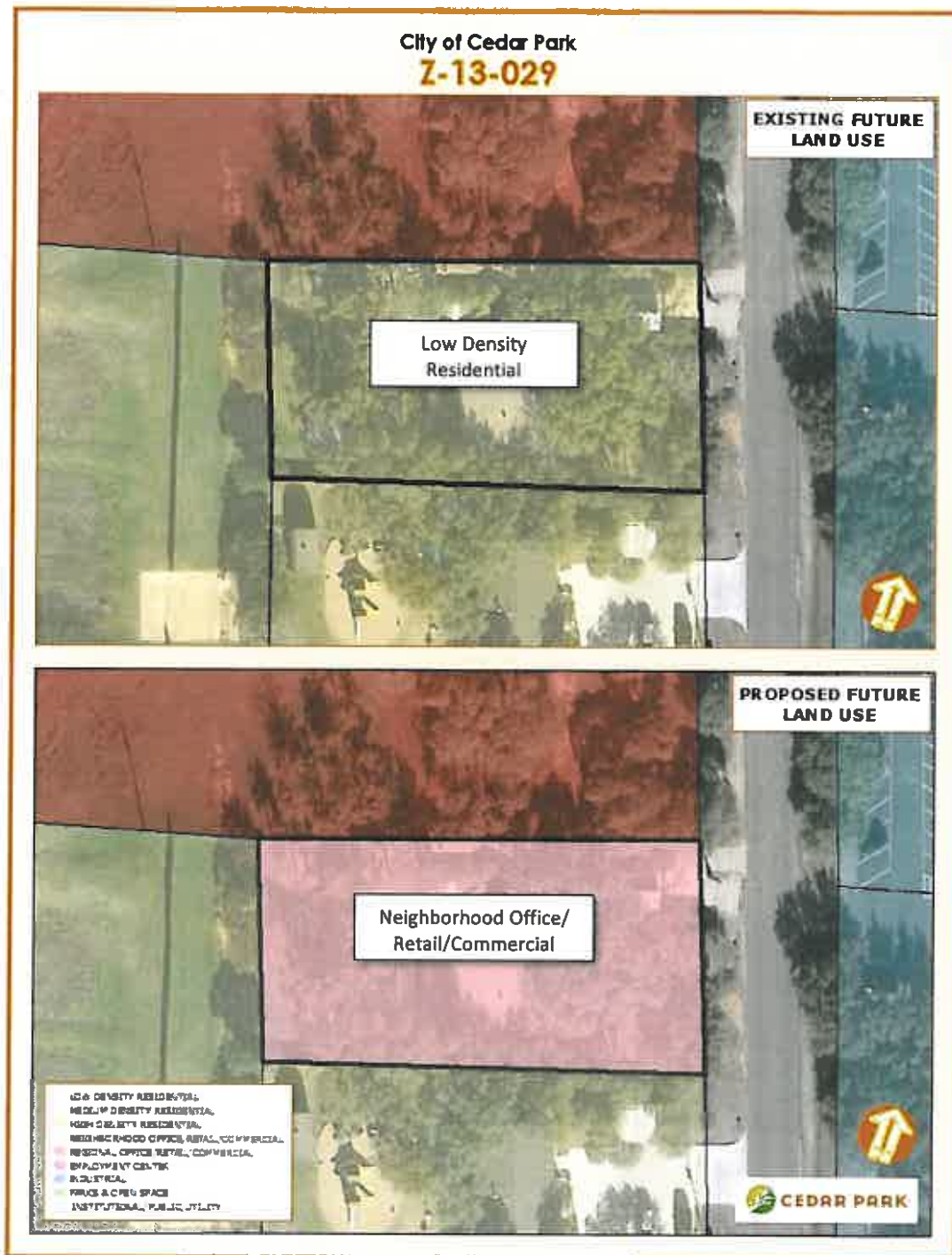
Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1387.17 acres	7.18%	1387.17 acres	7.18%	0%
High Density Residential	368.94 acres	1.91%	368.94 acres	1.91%	0%
Industrial	328.39 acres	1.70%	328.39 acres	1.70%	0%
Institutional/Public/Utility	982.73 acres	5.09%	982.73 acres	5.09%	0%
Low Density Residential	9360.08 acres	48.45%	9359.61 acres	48.44%	-0.01%
Medium Density Residential	331.86 acres	1.72%	331.86 acres	1.72%	0%
Neighborhood Office/Retail/Commercial	2142.61 acres	11.09%	2143.08 acres	11.09%	+0.00%
Parks and Open Space	2303.22 acres	11.92%	2303.22 acres	11.92%	0%
Regional Office/Retail/Commercial	2116.01 acres	10.95%	2116.01 acres	10.97%	0%

December 17,
2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission

903 Royal Lane

Item:
9B



December 17,
2013

Subdivision

Planning and Zoning Commission
**Shops at Lakeline Village Section 3,
Resubdivision of Lot 2**

**Item:#
10A**

Case Number: SFP-13-009

OWNER: Becky Ltd.

STAFF: Rian Amiton, 512-401-5054, rian.amiton@cedarparktexas.gov

LOCATION: 1910 South Lakeline Boulevard

COUNTY: Williamson

AREA: 17.11 acres

ZONING: LR

SUBDIVISION DESCRIPTION: 2 commercial lots

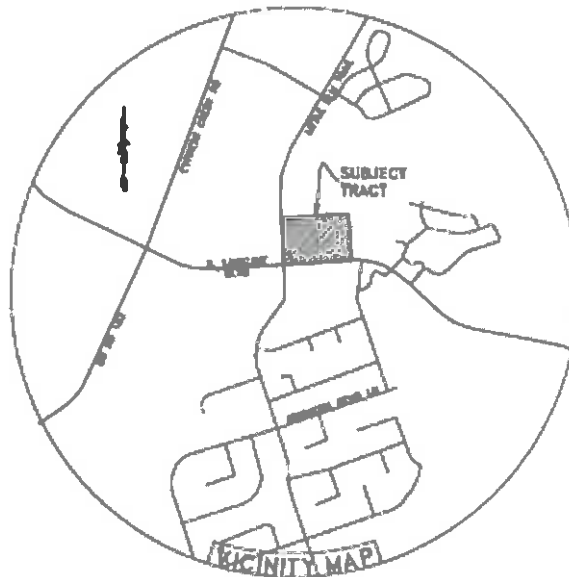
STAFF COMMENTS:

This application proposes to resubdivide Lot 2 of the Shops at Lakeline Village Section 3 into two commercial lots. The resubdivision requires a public hearing.

The resubdivision meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



December 17,
2013

Subdivision

Planning and Zoning Commission
**Lakewood Country Estates Phase One,
Resubdivision of Lot 3 Block D**

**Item:#
10B**

Case Number: SFP-13-011

OWNER: Cecil and Norma Holder

STAFF: Rian Amiton, 512-401-5054, rian.amiton@cedarparktexas.gov

LOCATION: Located on Lakewood Trail, north of Oakwood Trail in the City's ETJ

COUNTY: Williamson

AREA: 5.02 acres

ZONING: N/A

SUBDIVISION DESCRIPTION: 2 residential lots

STAFF COMMENTS:

This application proposes to resubdivide Lot 3 of the Lakewood Country Estates Phase One Subdivision into two residential lots. The resubdivision requires a public hearing.

The resubdivision meets all state and local requirements.

STAFF RECOMMENDATION:

Approve

